

4.6 Land Use, Agriculture, and Recreation

SIGNIFICANCE CRITERIA

A land use impact resulting from a proposed action or alternative may be significant if it conflicts with established land uses in the area, disrupts or divides established land use configurations, represents a substantial change in existing land uses, or is inconsistent with adopted land use plans. Direct impacts are those that directly conflict with the land use around a proposed project, for example, the construction of a multi-family residential development in an area designated for agriculture.

Impacts to recreational resources could be considered significant if they result in a decline in the quality or quantity of existing recreational facilities or services, or if they exceed adopted state or local (or other generally accepted) recreation planning standards.

METHODOLOGY

The impacts assessment for land use, agriculture, and recreation are based on information provided by the Modoc County General Plan and US Department of Agriculture. The project impacts were reviewed for consistency with plans and regulations set by these agencies.

IMPACT OVERVIEW

The proposed project would not result in any permanent change to an existing land use. Construction of the mechanical building and the food service/laundry building would occur on private property owned by I'SOT. Building design would be compatible with the existing buildings on the property. Installation of the distribution piping and discharge pipeline would result in minor, temporary disturbance to the I'SOT community property, dry farmland, the levee road, and a small portion of wetlands. Trenching for the pipeline installation would occur over 20-30 days and vegetation would be replaced to its former condition (see Section 4.3, Biology).

The operation phase would not change any existing land use from pre-construction conditions. I'SOT has applied for and received a Use Permit from Modoc County for the use of the geothermal well and development of the district heating system.

EFFECTS OF PROPOSED ACTION – ALTERNATIVE A

Existing Land Uses

The proposed action would not be expected to conflict with existing land uses or with American Indian uses in the vicinity (see Section 4.5, Cultural Resources).

The proposed action would occur on relatively small sites on privately owned property and would therefore not be considered to represent a substantial alteration of the present land uses in the areas.

Noise generated by implementation of the proposed action would not be expected to adversely affect other land uses in the vicinity (see Section 4.7, Noise). In addition, the proposed action would not be expected to emit odors that would adversely affect other land uses (see Section 4.1, Air Quality), and would not be expected to result in adverse visual effects (see Section 4.9, Aesthetics). There are no established recreation uses in the project vicinity; therefore the proposed action would not adversely affect recreation uses.

Effects on Agriculture

The predominant use of the land associated with the discharge pipeline route is dry land cattle grazing. Due to the short duration of construction for the pipeline installation, effects on rancher's use of the land would be minimal and temporary in nature.

Effects on Recreation

There are no formal recreation areas within the project area. The project would have no impact to recreation uses.

Consistency with Plans

Modoc County General Plan. The proposed action would be consistent with the goals and policies of the Modoc County General Plan for land use, agriculture, and recreation. The district heating system operation would be compatible with the residential land use designation of the I'SOT community and Canby. Construction and operation of the pipeline would not affect the use of the land for agricultural purposes. The project encompasses several parcels located around the township of Canby. Tables 4.6-1 and 4.6-2 indicate the project parcel numbers, zoning designation, and general plan designation.

Table 4.6-1: Zoning Designations

Zoning	Assessor's Parcel Number
Industrial	017-060-56
Low Density Residential	017-080-02 & 25, 017-090-10 & 63
High Density Residential	017-090-57, 61, 62, & 64
Commercial	017-100-22
Unclassified	017-160-75
SOURCE: Modoc County 2001	

Table 4.6-2: General Plan Designations

General Plan	Assessor's Parcel Number
General Agriculture	017-060-56
Exclusive Agriculture	017-160-75
Urban Area	017-080-02 & 25, 017-090-10, 57, 61, 62, 63, 64, 017-100-22
SOURCE: Modoc County 2001	

The construction and operation of the district heating system at the I'SOT Community would not conflict with the Modoc County zoning ordinance or general plan designations as shown in the above tables.

MITIGATION MEASURES

The effects of the proposed action would be less than significant. No mitigation is required.

EFFECTS OF NO ACTION ALTERNATIVE

If the project were not constructed due to lack of DOE funding, there would be no adverse effects to land use, agriculture, and recreation from Alternative B, the "No Action" alternative; however, the project could proceed without DOE funding contingent upon alternative funding, with effects from Alternative A potentially worse without DOE participation because no mitigation would be required (except NPDES required items). Without funding by DOE, I'SOT would not be reimbursed for costs resulting from permitting efforts, engineering consultation, and system installation costs. No data gathering system would be installed for DOE research and development (R&D) purposes.